

The following material describes the “triggers” for the Standish Road NCD Commission’s Review Process.

What triggers the review process?

The review process will follow the steps spelled out in the Wellesley Town Bylaw 46A, which enables the establishment of Neighborhood Conservation Districts (NCDs), adopted by the 2007 Annual Town Meeting. It will be up to the NCD Commission to determine whether its recommendations are advisory or mandatory. The NCD Commission will be made up of 5 members, of whom one member is designated by the Historical Commission, one by the Planning Board and three are residents also appointed by the Historical Commission; there will be two alternate members.

Following the review of a proposed construction project, the NCD Commission issues a Certificate of Compatibility for structures that fall within the guidelines, or a Certificate of Hardship if the structure falls outside of the guidelines but is nevertheless permitted by the NCD Commission for reasons of hardship. For construction and alterations not exempted from review, it is necessary to receive either a Certificate of Compatibility or a Certificate of Hardship to get a Building Permit.

Review eligibility

The review process will apply to:

- Complete demolition/new construction
- Partial demolition greater than 30% of the existing square footage of living area/new construction
- Additions greater than 50% of existing square footage of living space or 1000 square feet, whichever is less.
- Change in roofline that increases the height of the main ridge or raises a subordinate ridge above it.

EVERYTHING else is exempt from review.